

P-suffix	Description	Development Condition Text Summary	Condition Fulfilled?
ES-P02	Grand Ridge Clustering	<ul style="list-style-type: none"> * Western portion (which includes a few parcels in the PAA) shall be retained in a Rural designation and is not within the UGA. * Residential development shall be clustered * Land use decisions must be compatible with findings of Issaquah Wellhead Protection Study and with Ground Water Management Plan 	Area now developed with church.
ES-P03	Klahanie Village Affordable Housing	<p>Conditions governing housing development to fulfill the balance of the affordable housing required for Klahanie per the conditions of the original Klahanie rezone. (Ord. 6497, DDES File No. 134-80-R, Condition No. 6)</p> <ul style="list-style-type: none"> * Multifamily parcel for future affordable housing development. Housing covenant shall be recorded that specifies the remaining affordable housing obligation to be fulfilled 	Affected property appears to be built out. No obligation to maintain affordability going forward.
ES-P04	Klahanie Community Business Center Design Requirements	<ul style="list-style-type: none"> * Source = East Sammamish Community Plan Update, implementing plan policies NE-2, NE-3, CI-3c, and CI-11 * Uses limited to NB zone * Size limited to 12 acres and/or 107,000 sq ft of gross leasable floor area * Ensure safe operation of Iss-Fall City Rd by a) adding continuous 12-ft center left turn lane between 247th pl SE and Iss-Pine Lk Rd. Include 4-8 ft paved shoulders for bikes/peds b) Install a full-actuated traffic signal at the intersection of Issaquah-Fall City Rd & 247th PI SE c) two westerly vehicular access points onto Klahanie Dr SE permitted, third with KC Rd Engineer approval. No vehicular access on Iss-FC Rd * Mitigate impacts to neighbors in rural area south of the commercial center through conditions related to access, signage, lighting, landscaping, buffering, open space, and noise 	CB area already fully developed

ES-P09	Grand Ridge Rural Development Requirements	<p>Development requirements from East Sammamish Community Plan Update. Subdivisions must either:</p> <ul style="list-style-type: none"> * Limit impervious surfaces to 8% of site area within areas draining to Patterson Creek and North Fork Issaquah Creek Wetland 7. Observe clearing and vegetation retention restrictions in KCC 16.82.150(D) * Undergo drainage review per KCSWDM and limit impervious surfaces to 8%, observe clearing and vegetation retention restrictions in KCC 16.82.150(b), and meet performance goals pertaining to protecting wetlands and streams named in conditions. 	<p>Would only apply in case of redevelopment of Eastridge Christian Assembly property. 21A.50.322 applies</p>
ES-P16	134-80R (6497)	<p>Development condition from East Sammamish Community Plan. Targets and goals for affordable housing:</p> <ul style="list-style-type: none"> * 10% of the units for households below 80% of the County median income provided that federal or other publicly funded housing subsidies are available--if not, owner may be required to set aside sufficient land for that purpose * 10% of the units for households between 80%-100% of county median income *10% of units for households between 100-120% of county median income. * 800 units shall be complete before the application can obtain approval for any development of the next 800 units. 	<p>Area appears built out--no obligation for affordability to be maintained going forward if units sold</p>